

Acton Historic District Commission  
Meeting June 8, 2010  
Minutes

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JAN 27 2011

Present were Katherin Acerbo-Bachman (KAB), Ron Rose (RR), Scott Kutil (SK), Michaela Moran (MM), David Barrat (DB), Terra Friedrichs (TF) (late: 7:45), Mike Gowing (MG) (member of the public). TOWN CLERK, ACTON

Meeting called to order 7:30 pm.

Citizens Concerns: Dino Bottos (?) wants to know if would consider outside seating. May to October. He briefly described a proposal for seating. MM said that his proposal sounds like it would not need approval from the HDC unless there are changes to the exterior of the front of the building. An awning would be something that would likely need approval.

7:45 MG said that elections become effective at the beginning of the fiscal year, which is July 1. Motion to vote the same slate of officers again. Seconded. Unanimous approval.

April 27<sup>th</sup> minutes approved as corrected.

TF brought up that a Selectman had talked about her interest in a traffic light in the Town Center. MM said that the previous objections to traffic changes were aimed at reconfiguring the Town Common into a rotary. TF asked if we can find some of the old info on our position about the traffic study. TF said that it was her understanding that a traffic light was discussed.

We had disapproved the removal of a chimney recently. That chimney was taken down. Frank Ramsbottom said that they intend to rebuild it. KAB will issue a CNA but she is expecting a letter from the applicant.

Liaison assignments. TF will be the liaison for the new market in West Acton. MM gave them some guidelines about the signs.

Anne Forbes (public) joined the meeting at 8 pm.

8 pm 14 Newtown Rd for an amendment to COA #09XX. David Shoemaker and Virginie (?) Londre (?). They want to change the roof. The manufacturer will not warranty a wooden roof without a weather barrier, which they can not put on the roof. MM said that this is a house in Acton Center with Landmark Woodscape shingles and other like (?) weathered wood style. David said that the drip edge would blend in with the edge of the trim. RR said that wood ages to a silvery color and so he suggested to pick something with a gray in it. MM asked if the Commission is ready to approve it. KAB asked the applicant if they had selected the color and type. MM said that we reviewed a shingle last week and we approved a Timberline shingle. Virginia asked if they can use asphalt and MM said that the Commission member said yes and will send them an email indicating this. Anne Forbes suggested the name of Robert Adam to talk to about wood roofs. Virginia and David asked about a repair of the trim/gutter and MM said that they should put in an application.

8:30 WAVE Michael and Mathias. David and Ed will be the builders. Richard Utt (?) is coming soon. They brought in two drawings with two options. They preferred to build the one with the boards above the windows. MM said that we need to talk about the design of the wing and the handicapped ramp tonight. DB said to use Drawing A with the trim on B. SK preferred option A. RR says that the narrower casing is OK. DB agrees with RR. KAB wants A...more harmonious with the building. MM said that they don't know what tenants will be in there. She prefers A. Commission prefers A.

Handicapped ramp. Rosenfelds said that they would try to redesign the ramp. Last week, Michael met with RR and MM and did a lot of work. MM asked if we did approve the handicapped ramp but ask them to change it once the Mass Highway jurisdiction is transferred. Michael said that he did not want this to be a temporary solution. KAB said that she would not like to lose the trees. DB said that he does not see a

workable solution. RR said that he feels that it is too late to do such a major redesign. SK said that the design has not been worked out on the ramp and he wants option 3 on rails. Option 3 on rails, 6 in. posts, narrow vails and higher lights.

MM moved to approve the amendment. See draft decision. Drawings 6/8/2010. Called Option A for the design of the wing and Option 3 on the railings. KAB added conditions about plantings to obscure the lighting on the handicapped railing and if a large tree dies, they will replant another similar tree. TF goes on record as proposing (?not sure what). MM, KAB, DB vote in favor and RR abstained.

Anne Forbes said that the sign proposed for the West Acton Market is probably a roof sign and therefore not allowed by zoning.

10 pm PH (cont'd) Lothrop Mills, 69-89 River St project (1015 and 1016). KAB recused and left the meeting. Lou Levine asked why the PH was continued. They would have been happy to come in last weekend. MM said that we continued the PH to get more information that we wanted but she failed to understand that Dan Barton...Lou said that they understand that they have to conform to FAR and said that they believe that they conform to the FAR. They would be happy to condition any approval by the HDC on the fact that they meet FAR. Lou Levine submitted a drawing which shows the setbacks written in.

MM decided to read the letters we received from members of the public. She read them into the public record. Rob Hamilton, KAB, Anne Forbes.

Lou made some comments. After meeting on the 25<sup>th</sup> of April, Barton provided the information. With respect to KAB's email. Dan said that he was able to answer any questions. Dan said that 8.2 is a limitation on the HDC. He wishes that they would have asked for things earlier. At the meeting on the 11<sup>th</sup>, there was confirmation of all the data.

MM said that Town Counsel said that it is up to us to decide if we need more info (FAR).

Dan Barton said that all of the houses will comply with FAR. Dan said that this side of River St is in the SAV zoning, the other side of the district is in the 0.2 FAR.

SK – FAR and railings

RR – Composition of the homes on the street is nice. But Commission is trying to understand how large they are on the site. Difficulty is that we can not really see what the homes look like on the site. FAR and setbacks are important to understand how big the building is on the site.

DB – this is the first time we have seen the setbacks for the development. He thinks that the homes might look disproportionately large and he wants to be given as much information as possible.

MM asked Dan if he had some ranges. Lou said that it is a range of averages 0.3 and 0.4. They don't have building plans and so they don't have actual numbers.

RR said that this applicant's representation is between 0.3 – 0.4. Is fine with him.

Is there more information that the Commission members want, because when we close the hearing, we can not ask for any more information.

(a sentence I can't read . something about "I can look at different properties in the district"?)

SK – talked about railings, doors, garage doors, and shutters

RR- brought up front setbacks. There are things that need to be done and one thing could be the setback from the road. Other houses on River St. The setbacks are large.

Lou Levine said that there are locations for trees. MM said that we can ask for a larger setback off the street.

PH is continued to Tuesday June 15<sup>th</sup> at 7:30 pm

Lou suggested more meetings with Dan Barton before June 15<sup>th</sup>. RR and MM would meet with Dan.

End of notes.

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